Karen Johnson Davidson County
Batch# 287274 DEEDWARR
09/18/2019 08:10:48 AM 2 pgs
Fees: $13.00 Taxes: $1,775.63
20190918-0094393

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,900.00.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 13th day of September, 2019.

Notary Public
My Commission Expires: 01/06/20

2019-251

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas W. Smith, II	New Owner	
621 40th Avenue North		091-12-0-251.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

40 WEST LLC, a Tennessee limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MRE OZ Fund, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on unrecorded plan of Mary Harwell's land, being part of Lot No. 12 on the Plan of a Map of the Town of Clifton of record in Plat Book 21, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of 40th Avenue North formerly Clifton Avenue to a point 495 feet from the Northerly margin of Correy Street; thence with the Westerly margin of said avenue North 50 feet; thence Westerly parallel with Correy Street 200 feet to the Easterly margin of an alley; thence with said alley Southerly 50 feet to a point; thence Easterly 200 feet to the beginning.

Being the same property conveyed to 40 West, LLC, a Tennessee limited liability company by Special Warranty deed from Senai G. Abraham of record in Instrument No. 20180502-0041843 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **621 40th Avenue North, Nashville, TN 37209.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-MR-19-621

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of September, 2019.

40 West, LLC, a Tennessee limited liability company

By: Jonathan Cohen
Its: Authorized Representative

STATE OF NEW YORK
COUNTY OF NY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of 40 WEST LLC, a limited liability company, and that he is authorized by 40 WEST, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at NY, New York, this 12th day of September, 2019.

Notary Public
My Commission Expires: 07/06/2022

MATTHEW E MURER
Notary Public - State of New York
NO. 01MU6224550
Qualified in Suffolk County
My Commission Expires Jul 6, 2022